

Big Darby Accord Advisory Panel

Minutes

MINUTES OF THE BIG DARBY ACCORD ADVISORY PANEL

Tuesday, October 9, 2018

The Big Darby Accord Panel convened in Meeting Room B on the 25th floor of the Franklin County Courthouse, 373 South High Street, Columbus, Ohio, 43215, on Tuesday, October 9, 2018.

Present were:

Ashley Hoye, Chairperson
John Bryner
Sheree Gossett-Johnson
Greg Hart
Margaret Malone
Anthony Sasson
John Tetzloff
Vincent Tremante

Franklin County Development Department members:

Matthew Brown, Planning Administrator

City of Columbus Planning Division members:

Christopher Lohr, Planning Manager
Luis Teba, Senior Planner

Brown Township

Elizabeth Clark

Chairperson Hoye opened the meeting.

The first order of business was the approval of the minutes from the May 8th, 2018 meeting.

Mr. Sasson made a motion to approve. Seconded by Mr. Tremante. The motion was approved by a five-to-zero vote.

NEW BUSINESS:

Mr. Hoye indicated that the next order of business was Case AP-18-02.

Mr. Teba presented application AP-18-02.

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Mr. Tetzloff stated that he had concerns regarding LEED certification not being adhered to.

Mr. Teba replied that the city planned on using the LEED certification as a guide, but that the site's location made it impossible to meet the basic requirements of LEED Neighborhood Development.

Mr. Lohr stated that if the panel wished to require LEED certification, they could move in that direction. The panel has the final say in how the standards are interpreted.

Mr. Malone asked for clarification on Neighborhood Development vs Neighborhood Design.

Mr. Teba explained that Neighborhood Design was never fully developed, but rather it became Neighborhood Development with different scoring requirements and categories.

Mr. Tetzloff indicated that he felt that this development should be required to achieve a higher standard of development in order to receive the bonus density. If they do not achieve LEED certification they could be held to 1 du.ac.

Mr. Sasson stressed the importance of stormwater management. The LEED components are good things, but I'm not sure they are helpful with regards to stormwater management.

Mr. Tetzloff asked if they would receive a LEED checklist to evaluate.

Mr. Teba replied that they would.

Tom Hart, Matthew Callahan, Karl Billisits, and Brad Holland presented on behalf of the applicant.

Greg Hart inquired whether the homeowners in the outlots would have to connect into the city sewer if their septic systems failed.

Mr. Brown stated that he couldn't answer that question.

Greg Hart asked if homeowners would be forced to join Columbus schools if they connected to the sewer system.

Ms. Clark answered that they would all be Hilliard schools because win-win had gone away.

Greg Hart stated that the presentation was a good start, but he would be looking for more specifics concerning the total impact of runoff water to the Hellbranch.

Mr. Tremante raised concerns about what was being categorized as open space. He would like a breakdown of the open space categories. He would also like the wetlands to be delineated and categorized so they could evaluate the buffers being proposed around them. He has concerns regarding the Stream Corridor Protection Zone and the amount of buffer being provided for it, as well as the amount of land being set aside for stream restoration.

Mr. Sasson added that he was also concerned about the amount of land being dedicated to stream restoration. He would like to know if the applicant is applying the stream restoration credit towards their overall reduction of groundwater recharge. He also raised concerns about the thermal impact that the retention pond water would have on the stream. He wanted to emphasize that there is plenty of money available for Big Darby conservation land acquisition, but that it was not being used. He appreciated the trails but wanted to move them further away from the stream to provide adequate space for stream restoration. He wanted details regarding the handling of spoils from the stream restoration and requested a definition of “meadow”. He encouraged the developers to provide more details on their LID proposals.

Ms. Gossett-Johnson raised concerns about the tiling system and how the developer would handle any tiles they encountered. Also, she encouraged the developer to conduct public outreach and meetings with residents in the area.

Mr. Holland replied that any tile system that is disconnected within the development would be tied back in where it is, or it would tie into the storm system.

Ms. Gossett-Johnson replied that she would like to see the volumes of potential tile systems included in their calculations.

Mr. Sasson asked the applicant to compare their proposed groundwater recharge rate to the amount required by the stormwater permit.

Mr. Tremante stated that he felt the developer was doing a lot of end-of-pipe solutions. They should adopt the LID approach to try to treat it where it is generated. This would help reduce temperatures created by the retention ponds and benefit the Clover Groff. The applicant needs to focus more on thermal pollution.

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Mr. Holland replied that they are working on implementing LID solutions. While the footprints of the basins seems pretty massive, they are using a conservative approach to ensure that Pulte and Harmony wouldn't lose lots due to undersizing the ponds.

Mr. Bryner added that the county engineer required that disconnected field tiles be tied into the storm sewer system.

Mr. Sasson stated that regional stream restoration planning should be adopted instead of doing stream restoration in short sections.

Mr. Tetzloff stated that if the LEED certification could not be established, then he would be looking for some sort of trade off. They need to do something extra compared to conservation development to get the density they are looking for. Standard retention ponds do not count as open space.

Mr. Sasson raised concerns regarding the areas surrounding the wetlands. There should be a 50 foot buffer to take care of the hydrology around the wetland.

Ms. Malone requested a breakdown of the open space categories.

Ms. Debi Hampton spoke as a concerned resident.

Ms. Hampton raised concerns about the size of the interior open spaces and the height of the multi-family units. She appreciated the green space and wetland preservation but wanted to ensure that it would be preserved that way in perpetuity. She suggested that the density be decreased if LEED status could not be attained. She also stated that she was concerned that the retention ponds could cause issues with mosquitos.

Mr. Tetzloff stated that development was occurring rapidly in the watershed outside of the Accord. Areas such as Plain City, West Jeff, Union County, Jerome Township were seeing a lot of development pressure. He felt it would be good for jurisdictions in the Darby Accord to consider reaching out to those other jurisdictions to express the desire that the planning that went in to the Darby Accord be emulated in other parts of the watershed.

Mr. Sasson stated his agreement with Mr. Tetzloff and stated that he felt the Ohio EPA permit was inadequate to protect small stream and water in the watershed.

There being no further new business to come before the Big Darby Accord Panel, Chairman Hoye adjourned the meeting.